

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
July 28, 2016

Case #2709: Application of East Park Associates, Inc. c/o Ben Ferrante, 2700 Two Brothers Court, Oceanside, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(a) Use to install a parking lot at 359 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, Lots 26-30 & 90 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2713: Application of Michele Gomez of 328 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(b) Height; 9-105.7(c) Front Yard; 9-105.7(d) Side Yard; 9-105.7(e) Rear Yard for construction of a new house at 328 East Chester Street, Long Beach, NY also known as Section 59, Block 139, Lot 49 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2714: Application of O'Connor & Son's Home Improvement LLC C/O Omid Chaman, 17 Bayside Drive, Great Neck, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(i) Minimum Lot Size to subdivide the existing lot at 49 Kirkwood Street, Long Beach, NY also known as Section 59, Block 222, Lots 27 - 29 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2721: Application of Judith Hauser of 7 December Walk, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard; 9-105.4(E) Rear Yard to elevate the existing house at 7 December Walk, Long Beach, NY also known as Section 59, Block 15, Lot 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2722: Application of Alan Mandell of 330 East Harrison Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(B) Height; 9-105.7(C) Front Yard; 9-105.7(D) Side Yard; 9-105.7(E) Rear Yard to elevate the existing house at 330 East Harrison Street, Long Beach, NY also known as Section 59, Block 134, Lot 19 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2723: Application of Jeffrey Ezratty of 256 Grand Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard for a new front yard deck at 256 Grand Boulevard, Long Beach, NY also known as Section 59, Block 14, Lot 169 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2724: Application of Joseph Gallinaro of 18 Farrell Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(b) Height; 9-105.8(c) Front Yard; 9-105.8(d) Side Yard to elevate the existing house at 18 Farrell Street, Long Beach, NY also known as Section 59, Block 225, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2725: Application of Frank Orehek of 310 Roosevelt Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 310 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 200, Lot 67 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2726: Application of James Davila of 76 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard to enlarge the front deck at 76 Wisconsin Street, Long Beach, NY also known as Section 59, Block 235, Lot 16 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2727: Application of Jacqueline Anscher of 931 Oceanfront, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard to construction of a new house at 10 Virginia Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 114 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2728: Application of Marc Zangaro of 89 Alabama Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yards to elevate the existing house at 89 Alabama Street, Long Beach, NY also known as Section 59, Block 236, Lot 35 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2729: Application of Andrew Pipitone of 98 Florida Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard for a new three story house at 98 Florida Street, Long Beach, NY also known as Section 58, Block 93, Lot 4 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2730: Application of Annie Ashbridge of 553 Lafayette Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(b) Height; 9-105.2(c) Front Yard to elevate the existing house at 553 Lafayette Boulevard, Long Beach, NY also known as Section 59, Block 31, Lot 44 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2731: Application of Charles LeShore of 551 Riverside Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(d) Side Yards to elevate the existing house at 551 Riverside Boulevard, Long Beach, NY also known as Section 59, Block 93, Lot 250 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2732: Application of Carl Bencivenga of 71 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing house at 71 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 44 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2733: Application of Michael Tarantino of 542 East Market Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(c) Front Yard for an addition to the existing house at 542 East Market Street, Long Beach, NY also known as Section 59, Block 168, Lots 22-24 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2734: Application of Steven Kalantgopoulos of 67 Ohio Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-112.1 Off Street Parking to elevate the existing house at 67 Ohio Avenue, Long Beach, NY also known as Section 58, Block 114, Lot 33 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2735: Application of Dorothy Lew-Going of 12 Clark Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard; 9-105.8(D) Side Yard; 9-105.8(E) Rear Yard to elevate the existing house at 12 Clark Street, Long Beach, NY also known as Section 59, Block 227, Lot 220 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2736: Application of Edward Heslin of 117 New York Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-105.5(B) Height; 9-105.5(H) Density; 9-112.1 Off Street Parking to elevate the existing house and a Conditional/Temporary Variance for two (2) family use at 117 New York Avenue, Long Beach, NY also known as Section 59, Block 265, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2737: Application of 1079 West Beech LLC of 1079 West Beech Street, Long Beach, NY, and Richard Nunziata & Joseph Hartmann of 1087 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18)(a) Off Street Parking to reconstruct interior of premises into 3 retail spaces at 1079 West Beech Street, Long Beach, NY also known as Section 58, Block 113, Lot 56 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2337: Application of Priscilla Peri of 461 Monroe Blvd., Long Beach, NY for a waiver from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(K) Use; 9-112.1 Off Street Parking for renewal of a 2 Year Conditional/Temporary Variance for two family use at 461 Monroe Blvd., Long Beach, NY also known as Section 59, Block 123, Lots 38-39 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #2333: Application of Temple Beth El of Long Beach, Inc. for a variance the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2 (e) Rear Yard; 9-105.2 (j) Subdivision for an extension of a Variance for the subdivision of 270 Lindell Blvd., Long Beach, NY also known as Section 59, Block 25, Lots 1-3 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: July 28, 2016
Long Beach, N.Y.

Rocco J. Morelli
Chairman